

In Re: _____ Case No.: 20-23959
Michael D. Goldfinger Chapter: 13

Judge: JNP

NOTICE OF PROPOSED PRIVATE SALE

Michael D. Goldfinger, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of Clerk: United States Bankruptcy Court
Mitchell H. Cohen U.S. Courthouse
400 Cooper Street, 4th Floor, CR 4C
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny, Jr. on July 27, 2021 at 11 a.m. at the United States Bankruptcy Court, courtroom no. 4C, 400 Cooper Street, 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 6 S. and 8 S. Garfield Ave.
Wenonah, NJ 08090

Proposed

Sale price: \$246,400.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Troy Kenuk of Liberty and Justice Realty Firm LLC
Amount to be paid: 6% of gross sales price with a 3 % commission for buyer's broker less \$100.00
Services rendered: Listing and sale of real estate (realtor) and settlement/closing

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Ronald E. Norman, Esquire

Address: 901 Route 168, Suite 407A, Turnersville, NJ 08012

Telephone No.: (856)374-3100

In re:
Michael D. Goldfinger
Debtor

Case No. 20-23959-JNP
Chapter 13

District/off: 0312-1
Date Rcvd: Jun 29, 2021

User: admin
Form ID: pdf905

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Total Noticed: 76

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 01, 2021:

Recip ID	Recipient Name and Address
db	Michael D. Goldfinger, 833 Society Hill Blvd, Cherry Hill, NJ 08003-2429
r	+ Troy Kenuk, Justice Realty Firm, LLC, 2606 Good Intent Road, Deptford, NJ 08096-4452
5190123294	Advanced ENT, PO Box 5257, New York, NY 10008-5257
519058185	Apex Asset Management, LLC, 2501 Oregon Pike Ste 102, Lancaster, PA 17601-4890
519123292	+ Arthritis, Rheumatic and Back Disease, 2301 Evesham Road, Bldg 800, Suite 115, Voorhees, NJ 08043-4510
519058187	+ Bank of America, 100 N Tryon St, Charlotte, NC 28202-4024
519058186	Bank of America, 655 Paper Mill Rd, Newark, DE 19711-7500
519058188	Benham Rafalian, 5812 Washington Blvd, Culver City, CA 90232-7323
519123289	+ Care Centrix, 20 Church Street, 12th Floor, Hartford, CT 06103-1248
519122694	+ Collins Asset Group LLC, Bass & Associates, P.C., 3936 E. Ft. Lowell Road, Suite #200, Tucson, AZ 85712-1083
519058192	Complete Collection Service, 1007 N Federal Hwy Ste 280, Fort Lauderdale, FL 33304-1422
519058193	Contiential Central Credit of MA Inc., 5611 Palmer Way Ste G, Carlsbad, CA 92010-7253
519123295	+ Continental Central Credit, Inc., 5611 Palmers Way, Suite G, Cralsbad, CA 92010-7253
519058194	Cordell Practice Management, 600 Kellwood Pkwy Ste 300, Chesterfield, MO 63017-5809
519058197	Daily Management Inc., 16461 Racquet Club Rd, Fort Lauderdale, FL 33326-3131
519123293	Elbaum, Krost & Elbaum DDS PA, 688 Brewers Bridge Road, Jackson, NJ 08527-2017
519058199	FMA Alliance Limited, 12339 Cutten Rd, Houston, TX 77066-1807
519058198	Fin Wise Bank, 756 E Winchester St Ste 100, Murray, UT 84107-7520
519058201	+ Hayt, Hayt & Landau, LLC, 2 Industrial Way W, Eatontown, NJ 07724-2279
519058203	Jeff Cutrona, 121 Dickinson Ave, Toms River, NJ 08753-7776
519058204	# KML Law Group, P.C., 216 Haddon Ave Ste 406, Westmont, NJ 08108-2812
519058207	LCA Collections, 18 Park of Commerce Blvd, Savannah, GA 31405-7410
519058205	Laboratory Corp of America, PO Box 2240, Burlington, NC 27216-2240
519058210	Lendingpoint LLC., 1201 Roberts Blvd NW Ste 200, Kennesaw, GA 30144-3612
519058212	M & T Bank Mortgage, PO Box 900, Millsboro, DE 19966-0900
519077672	+ M&T Bank, Denise Carlon Esquire, KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
519058216	Mittal Ghandi, 12 Krysta Ct, Mount Laurel, NJ 08054-6929
519058217	New Jersey Division Probation, PO Box 987, Trenton, NJ 08625-0987
519121419	+ Oliphant Financial, LLC, Bass & Associates, P.C., 3936 E. Ft. Lowell Road, Suite #200, Tucson, AZ 85712-1083
519058220	Penn Credit Corporation, 2800 Commerce Dr, Harrisburg, PA 17110-9307
519058221	Penn Medicine, PO Box 824406, Philadelphia, PA 19182-4406
519058226	Princeton Health PP, PO Box 824406, Philadelphia, PA 19182-4406
519058227	Radius Global Solutions LLC, PO Box 1259, Oaks, PA 19456-1259
519123291	+ Ragan & Ragan, 3100 Route 138 West, Wall, NJ 07719-9021
519058228	Select Portfolio Servicing, Inc, Attn: Bankruptcy, PO Box 65250, Salt Lake City, UT 84165-0250
519082866	Select Portfolio Servicing, Inc., as servicer for, P.O. BOX 65250, SALT LAKE CITY, UT 84165-0250
519058229	Select Portfolio Svcin, 10401 Deerwood Park Blvd, Jacksonville, FL 32256-5007
519058230	Shannon Goldfinger, 91 Farnwood Rd, Mount Laurel, NJ 08054-2913
519058232	TD Bank USA NA, 2 Portland Sq, Portland, ME 04101-4088
519058235	++ TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026 address filed with court:, Toyota Financial Services, Attn: Bankruptcy, PO Box 8026, Cedar Rapids, IA 52408-8026

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519058234	Township of Medford, Burlington County, 17 N Main St, Medford, NJ 08055-2411
519079716	+ Toyota Lease Trust, c/o Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013
519058238	Vacation Village Resorts, 276 Brodie Mtn Rd, Hancock, MA 01237-6924
519058239	Virtua Health, PO Box 71451, Philadelphia, PA 19176-1451
519058240	Virtua Medical Group, 6981 N Park Dr Ste 200, Pennsauken, NJ 08109-4201

TOTAL: 45

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 29 2021 20:45:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Jun 29 2021 20:45:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519058189	Email/PDF: AIS.cocard.ebn@americaninfosource.com	Jun 29 2021 20:56:50	Capital One Bank USA NA, 1680 Capital One Dr, McLean, VA 22102-3407
519058190	+ Email/Text: bankrupt@choicerecovery.com	Jun 29 2021 20:44:00	Choice Recovery, 1105 Schrock Rd, Columbus, OH 43229-1168
519058191	Email/Text: bnc@bass-associates.com	Jun 29 2021 20:45:00	Collins Asset Group, LLC, 5725 W Highway 290 Ste 103, Austin, TX 78735-8722
519058195	Email/PDF: creditonebknotifications@resurgent.com	Jun 29 2021 20:56:53	Credit One Bank, Attn: Bankruptcy Department, PO Box 98873, Las Vegas, NV 89193-8873
519058196	Email/PDF: creditonebknotifications@resurgent.com	Jun 30 2021 11:28:14	Credit One Bank NA, PO Box 98872, Las Vegas, NV 89193-8872
519058200	Email/Text: jvanfleet@friedmanllp.com	Jun 29 2021 20:44:00	Friedman LLP, 601 Route 73 N Ste 400, Marlton, NJ 08053-3476
519058202	Email/Text: sbse.cio.bnc.mail@irs.gov	Jun 29 2021 20:44:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519058208	+ Email/Text: Documentfiling@lciinc.com	Jun 29 2021 20:44:00	Lending Club Corp, 595 Market St, San Francisco, CA 94105-2807
519058209	+ Email/Text: Documentfiling@lciinc.com	Jun 29 2021 20:44:00	LendingClub, Attn: Bankruptcy, 595 Market St Ste 200, San Francisco, CA 94105-2807
519058211	Email/Text: camanagement@mtb.com	Jun 29 2021 20:44:00	M & T Bank, Attn: Bankruptcy, PO Box 844, Buffalo, NY 14240-0844
519124555	Email/Text: camanagement@mtb.com	Jun 29 2021 20:44:00	M&T Bank, P.O. Box 840, Buffalo, NY 14240-0840
519075351	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 29 2021 20:57:16	MERRICK BANK, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
519058213	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 29 2021 20:57:09	Merrick Bank Corp, PO Box 9201, Old Bethpage, NY 11804-9001
519058214	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 30 2021 11:28:05	Merrick Bank/Cardworks, Attn: Bankruptcy, PO Box 9201, Old Bethpage, NY 11804-9001
519076166	+ Email/Text: bankruptcydpt@mcmcg.com	Jun 29 2021 20:45:00	Midland Credit Management, Inc., PO Box 2037, Warren, MI 48090-2037
519058215	Email/Text: bankruptcydpt@mcmcg.com	Jun 29 2021 20:45:00	Midland Credit Management, Inc., 2365 Northside Dr Ste 300, San Diego, CA 92108-2709
519058218	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 29 2021 20:57:16	Oollo Card Services, Attn: Bankruptcy, PO Box 9222, Old Bethpage, NY 11804-9222
519058219	Email/PDF: MerrickBKNotifications@Resurgent.com	Jun 29 2021 20:56:45	Oollo/tbom, PO Box 9222, Old Bethpage, NY 11804-9222
519132113	Email/Text: Bankruptcy.Notices@pnc.com		

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519058222	Email/Text: Bankruptcy.Notices@pnc.com	Jun 29 2021 20:44:00	PNC Bank, N.A., P.O. Box 94982, Cleveland, OH 44101
519058223	Email/Text: Bankruptcy.Notices@pnc.com	Jun 29 2021 20:44:00	Pnc Bank, Attn: Bankruptcy, PO Box 94982, Cleveland, OH 44101-4982
519058225	Email/Text: Bankruptcy.Notices@pnc.com	Jun 29 2021 20:44:00	Pnc Bank, N.A., PO Box 3180, Pittsburgh, PA 15230-3180
519058224	Email/Text: Bankruptcy.Notices@pnc.com	Jun 29 2021 20:44:00	Pnc Mortgage, Attn: Bankruptcy, PO Box 8819, Dayton, OH 45401-8819
519113653	Email/Text: bnc-quantum@quantum3group.com	Jun 29 2021 20:45:59	Quantum3 Group LLC as agent for, Velocity Investments LLC, PO Box 788, Kirkland, WA 98083-0788
519058231	Email/PDF: gecsed@recoverycorp.com	Jun 29 2021 20:56:44	Synchrony Bank, 170 W Election Rd Ste 125, Draper, UT 84020-6425
519059348	+ Email/PDF: gecsed@recoverycorp.com	Jun 29 2021 20:57:09	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519058233	Email/Text: pcapasso@medfordtownship.com	Jun 29 2021 20:45:00	Township of Medford, 17 N Main St, Medford, NJ 08055-2411
519058237	+ Email/Text: jerome.smalls@ogc.upenn.edu	Jun 29 2021 20:45:00	University of Penn health System, 3400 Spruce St, Philadelphia, PA 19104-4274
519123290	+ Email/Text: bankruptcy@webbank.com	Jun 29 2021 20:44:00	WebBank, 215 South State Street, suite 1000, Salt Lake city, UT 84111-2336

TOTAL: 31

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519058236	*P++	TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026, address filed with court;, Toyota Motor Credit, 4 Gatehall Dr, Parsippany, NJ 07054-4518
519058206	##	Lakeside at Meford, 125 N Route 73, West Berlin, NJ 08091-9225

TOTAL: 0 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 01, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 28, 2021 at the address(es) listed below:

Name	Email Address
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District/off: 0312-1

User: admin

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Denise E. Carlon

on behalf of Creditor M&T BANK dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com

Denise E. Carlon

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Isabel C. Balboa

ecfmail@standingtrustee.com summarymail@standingtrustee.com

Isabel C. Balboa

on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com

R. A. Lebron

on behalf of Creditor Select Portfolio Servicing Inc., as servicer for THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2005-45, MORTGAGE P bankruptcy@fskslaw.com

Ronald E. Norman

on behalf of Debtor Michael D. Goldfinger rnorman@rnormanlaw.com
ekonecsny@rnormanlaw.com;dgordon@rnormanlaw.com;g14985@notify.cincompass.com;ronaldenorman@icloud.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William H. Clunn, III

on behalf of Trustee Isabel C. Balboa wclunn@standingtrustee.com

TOTAL: 8